

## INTRODUCTION

IN GENERAL, THE BUILDINGS LOCATED AT 2430 E STREET ARE IN FAIR CONDITION.

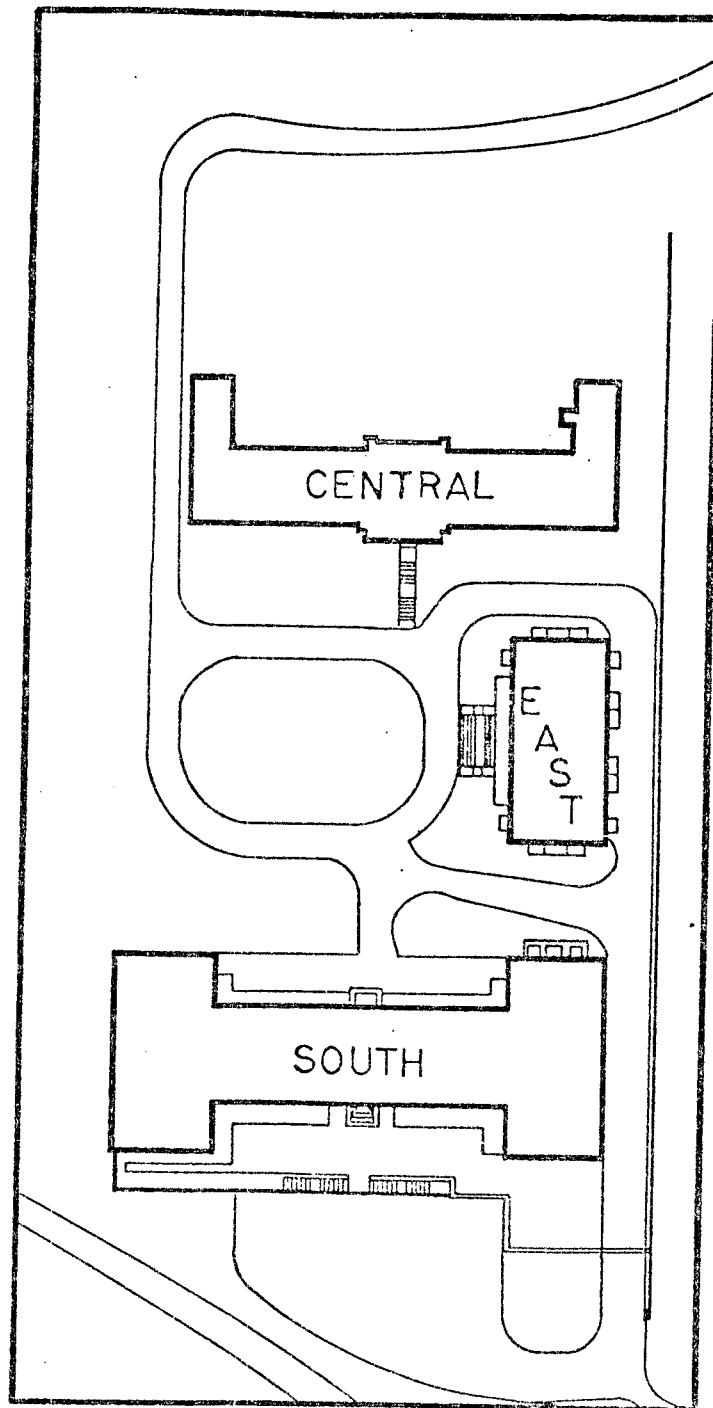
THE MAJORITY OF PROBLEMS IDENTIFIED DURING THE SURVEY CAN BE ATTRIBUTED TO INADEQUATE OR THE LACK OF A MAINTENANCE PROGRAM.

THE OVERALL APPEARANCE, INTERIOR AND EXTERIOR, COULD EASILY BE ENHANCED BY IMPROVING THE CUSTODIAL SERVICES WHICH SEEM TO BE LACKING.

IN ORDER TO PREVENT FUTURE MOISTURE RELATED PROBLEMS, NOW BEGINNING TO APPEAR, THE ENTIRE "ENVELOPE," I.E., WALLS, WINDOWS AND ROOF, SHOULD BE TREATED IN SUCH A MANNER AS TO MAINTAIN AND ENSURE THE WATERTIGHTNESS OF THESE STRUCTURES.

THE EXISTING HVAC, PLUMBING AND ELECTRICAL SYSTEMS ARE OLD, INEFFICIENT AND COSTLY TO MAINTAIN. IN SOME CASES SUCH AS PIPING, AIR CONDITIONERS AND PANELBOARDS, THEY HAVE REACHED OR EXCEEDED THEIR LIFE EXPECTANCY. ALL OF THESE ITEMS CAN BE REPAIRED OR REPLACED AS THEY FAIL.

A PROGRAM TO REPLACE ALL OF THE HVAC, PLUMBING AND ELECTRICAL SYSTEMS OVER A PERIOD OF TIME IS NECESSARY TO UP GRADE THE BUILDINGS TO THE EQUIVALENT OF LOCAL COMMERCIAL STANDARDS.



**SITE PLAN**  
**2430 E STREET N.W.**